Karen Johnson Davidson County
Batch # 1410390 DEEDQC
04/23/2026 10:44:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260423-0033928

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE EVANS FAMILY REVOCABLE LIVING TRUST	**SAME**	**128-10-0 181.00**
(NAME) **481 Saddle Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Blake C. Evans, and wife, Deborah Evans,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Blake Clinton Evans and Deborah Cox Evans, Trustees of THE EVANS FAMILY REVOCABLE LIVING TRUST, dtd 04/22/2026,** established by **The Trust Agreement of THE EVANS FAMILY REVOCABLE LIVING TRUST, dtd 04/22/2026,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, TN, BEING Lot No. 176, on the Plan of Stacy Square, Section IV, of record in Plat Book 4460, page 12, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Joseph R. Cimino and wife, Janice M. Cimino, by deed dated March 28, 1985, from Karl S. Davidson, J. Katherine Warren and Michael S. Davidson and wife, Rebecca Davidson, of record in Book 6527, page 951, Register's Office for Davidson County, TN.

Further being the same property conveyed to Blake C. Evans, and wife, Deborah Evans, from Joseph R. Cimino and wife, Janice M. Cimino, by Warranty Deed dated January 18, 2013, of record in Instrument No. 20130123-0007288, Register's Office for Davidson County, Tennessee.

The said Blake C. Evans and Blake Clinton Evans are one in the same for purposes of this transaction. Further, the said Deborah Evans and Deborah Cox Evans are one in the same person for purposes of this transaction.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **645 Hicks Road, Nashville, TN 37221.**

Witness our hands, this the 22nd day of April, 2026.

Blake C Evans
Blake C. Evans

Deborah Evans
Deborah Evans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Blake C. Evans** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 22nd day of April, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah Evans** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 22nd day of April, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Notary Public